

WEST MALLING PARISH COUNCIL

**COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF
THE PLANNING COMMITTEE TO BE HELD ON
TUESDAY 24TH SEPTEMBER 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING.**

Membership

Cllr Thompson (Chair)
Cllr Bridgeland
Cllr Dean
Cllr Jones
Cllr Mann
Cllr Margetts (+ tree warden)
Cllr Miles
Cllr Smyth
Cllr Stacpoole

Co-opted member:

Peter Cosier: Tree Warden

AGENDA

1. **Welcome & Introduction**
2. **Apologies for Absence** – to receive
3. **Declarations of Interest** – to receive
4. **Minutes** - to receive and approve for signature the minutes of the meeting held on 31st July 2024 and 5th September 2024
5. **Matters Arising** from the minutes not otherwise on the agenda
6. **Public session** An opportunity for residents to raise questions and issues within the Parish in accordance with Standing Orders. Members of the public may make only one address to the council of no more than five minutes' duration. No decision can be taken during this session, but the Chairman may decide to refer any matters raised for further consideration. This session shall not exceed fifteen minutes unless directed by the chairman of the meeting.
7. **TMBC Local Plan** – to receive update if available
8. **National Planning Policy Framework** – to agree WMPC response
[Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system) Deadline 24th September 11.45pm
9. **Neighbourhood Plan**
 - 9.1 – to receive minutes of the steering group meeting held on 8th August
 - 9.2 - to note the next meeting date of Wednesday 25th September
10. **Planning Application Decisions** - review decisions made by TMBC since the last meeting and to consider any further responses.
11. **Delegated Planning Applications** – to note that the following application was considered following consultation with Members and where appropriate, response sent to T&MBC using delegated powers (Section 101 (1) Local Govt Act 1972).
 - 11.1 **23/03060** - Land West of Stickens Lane, Mill Street & SW of Clare Lane East Malling Amended and additional information received on 18 July 2024, and amended site address.

Proposal Outline Application: The erection of up to 150 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access

11.2 24/01050/PA - 47, Lindycot, Ryarsh Lane, West Malling, ME19 6QP Proposed single storey front extension

11.3 24/01197/PA - 41, Offham Road, West Malling, ME19 6RB Demolish existing conservatory and replace with new conservatory

11.4 24/01091/PA - Malling House 51 Town Hill West Malling Prior notification: Change of use of a Commercial building and land within its curtilage from a use falling within Class E (commercial, business and service) to the conversion of 15 residential dwelling units falling within Class C3 (dwellinghouses).

11.5 24/01202/PA - 25 West Street West Malling Hard & Soft Landscaping.) Condition 5 (Surfacing & Drainage Details of Hard Surfacing for Vehicle Parking.) of the Appeal Decision APP/H2265/W/22/3297819. Pursuant to planning permission 21/02541/FL. Provision of a 2 storey side extension to 25 West Street and for the creation of two 3 bedroom semi-detached dwellings within the excess garden land. The proposal includes parking and external amenity space with new landscaping. The site benefits from an existing planning approval TM/18/02072/FL

11.6 24/01066/PA - Land Adjoining The Bungalow 139 Offham Road West Malling ME19 6RE. Proposed relocation of Existing Garden Field Access

11.7 24/00927/PA - Rotary House Norman Road West Malling ME19 6RL Proposed change of use from an existing community centre to a nursery with associated parking and landscaping. Additional comments submitted on 6th and 20th August

12. Planning Applications - to consider and agree WMPC response to the following planning applications:

12.1 24/01454/PA – 44 Fartherwell Ave West Malling ME19 6NJ Erection of two bedroom semi-detached dwelling.

[Citizen Portal Planning \(agileapplications.co.uk\)](https://agileapplications.co.uk)

12.2 24/01431/PA - Munsukh House, 3, Orwell Spike, West Malling, ME19 4PB Reserved Matters details of the appearance of the development, the landscaping of the site, and the scale of the development submitted pursuant to outline application TM/20/02675/OA (Outline Application: Proposed residential development of 5 detached dwellings).

[Citizen Portal Planning - application details \(agileapplications.co.uk\)](https://agileapplications.co.uk)

13. Planning Committee – Terms of Reference – to review and update if necessary.

14. Appeals

APP/H2265/D/24/3345260 / TMBC Ref - 24/00094/PA 15, Offham Road, West Malling ME19 6RB Conversion of front garden into driveway for one vehicle.

To note that the Appeal was dismissed on 11th September

15. Licensing

The Farmhouse – Minor Variation (not subject to consultation). To consider any WMPC response.

16. Planning & Conservation Enforcement

16.1 Current Investigations - Consider current investigations & any next steps required.

16.2 Potential New Investigations - Receive reports of potential Planning & Conservation enforcement issues and consider next steps

17. Questions from councillors

18. TMBC Area 2 Planning Committee – Wednesday 30th October

19. Date of next WMPC Planning Committee Meeting – 22nd or 29th October (tbc)



Claire Christmas
Clerk to West Malling Parish Council
9 High Street, West Malling, ME19 6QH
01732 870872

19th September 2024